



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-06
APPLICANT: Spearman Investments
DATE: March 12, 2015
LOCATION: 535 S. University
TO: Interested Neighbors
WARD: 4
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Special Use Application

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a Special Use application to develop a parking lot for the adjacent Othello's Restaurant. This property is currently zoned R-3, Multi-Family Dwelling District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, March 26, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

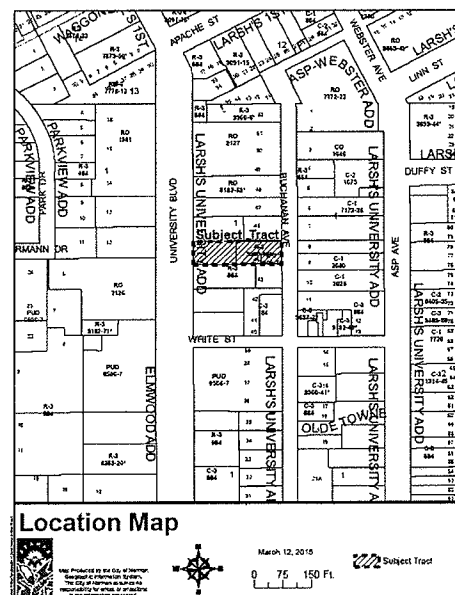
This applicant has filed a concurrent application for Planning Commission consideration of this project at their April 9, 2015 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Blaine Nice, (405) 232-0621 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for
Pre-Development Informational Meeting

Case No. PD 15-06

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER
Spearman Investments

ADDRESS c/o R. Blaine Nice
Fellers Snider Law Firm, 100 N. Broadway,
Ste. 1700, Okla. City, OK 73102

EMAIL ADDRESS
bnice@fellerssnider.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)
R. Blaine Nice; 232-0621
BEST TIME TO CALL: 8:00 a.m. to 5:00 p.m.

☐ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located See Exhibit "A" attached hereto for
legal description of subject property

and containing approximately 0.76 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Parking Lot for Adjacent Business, Othello's Restaurant

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☐ Rezoning to _____ District(s)
☒ Special Use for Parking lot
☐ Preliminary Plat _____ (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☐ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: R-3

Current Plan Designation: _____

Concurrent Planning
Commission Review
Requested: X

Received on:

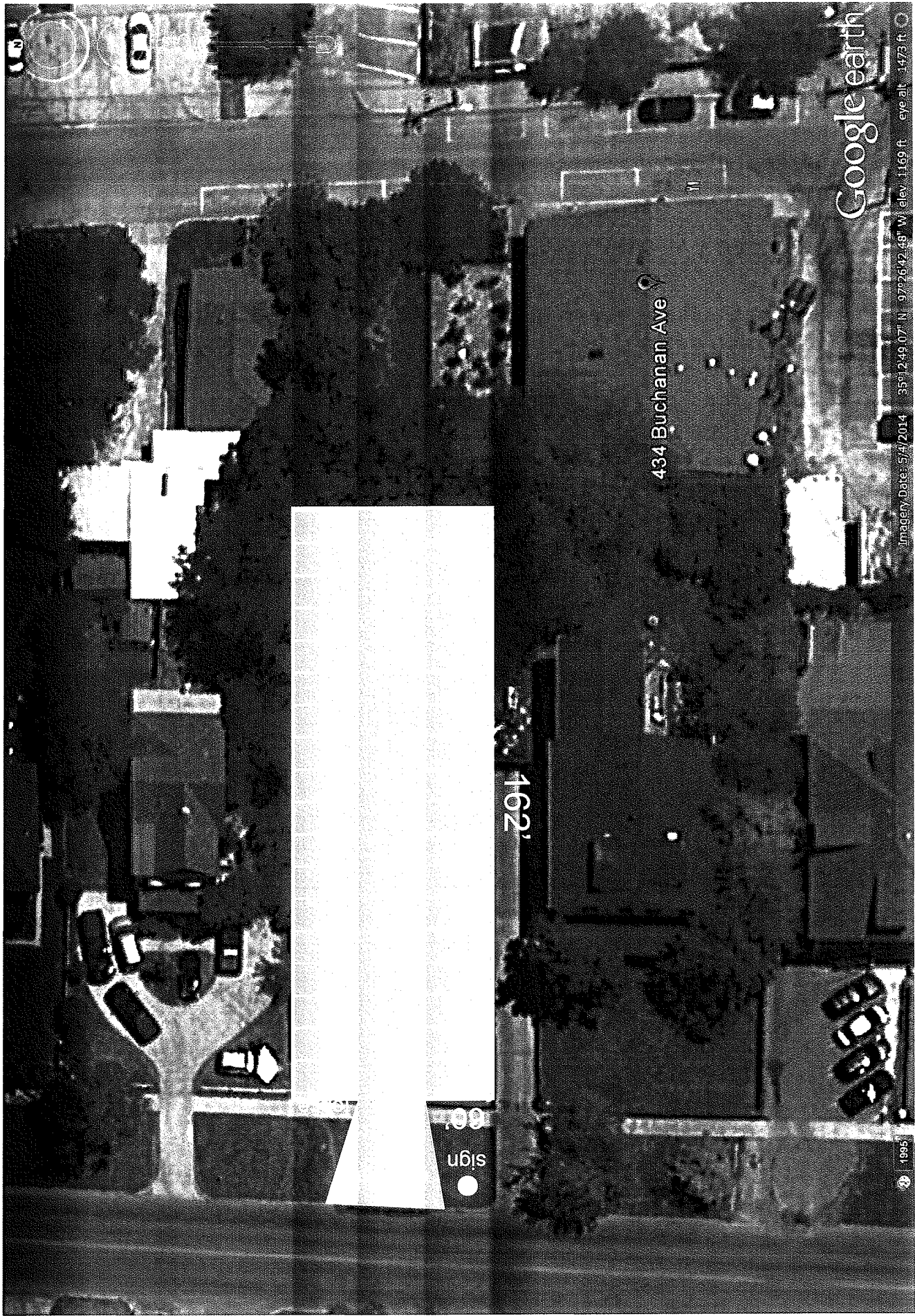
2-13-15
at 8:20 a.m/p.m.

by mt

O
F
F
I
C
E

U
S
E

O
N
L
Y



Google Earth

434 Buchanan Ave

162

sign 162

Imagery Date: 5/4/2014 35° 12' 49.07" N, 97° 26' 42.48" W elev. 1169 ft. eye alt. 1473 ft.